

PHA Plans

Streamlined Annual Version

U.S. Department of Housing and
Urban Development
Office of Public and Indian
Housing

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan

for Fiscal Year: 2004

PHA Name: Northeast Nebraska Joint Housing Agency

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Northeast Nebraska Joint Housing Agency **PHA Number:** Ne-180

PHA Fiscal Year Beginning: (07/2004)

PHA Programs Administered:

☐ **Public Housing and Section 8** ☒ **Section 8 Only**

Number of public housing units:

Number of S8 units: 73

☐ **Public Housing Only**

Number of public housing units:

Number of S8 units:

☐ **PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: **Jane Gilbert**

Phone: (712) 279-6286

TDD: 8:00 AM to 4:30 PM weekly

Email **JGilbert@simpco.org**

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

☒ PHA's main administrative office ☐ PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

Northeast Nebraska Joint Housing Agency, 507 7th Street, Suite 401, P.O. Box 447,
Sioux City, Iowa 51102 Phone (712) 279-6286 Fax (712) 279-6920

Dakota County Clerk, Dakota County Courthouse, Dakota City, NE

Dixon County Clerk, 302 Third Street, Ponca, NE

Allen Village Clerk, 100 East 2nd Street, Allen, NE

Concord Village Clerk, 203 Lincoln Street, Concord, NE

Emerson Village Clerk, 210 West Front Street, Emerson, NE

Homer Village Clerk, 110 John Street, Homer, NE

Martinsburg Village Clerk, Martinsburg, NE

Ponca City Clerk, 123 Third Street, Ponca, NE

Wakefield City Clerk, 407 Main Street, Wakefield, NE

Wayne City Clerk, 306 North Pearl Street, Wayne, NE

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. ☒ Yes ☐ No.

If yes, select all that apply:

- ☒ Main administrative office of the PHA
☐ PHA development management offices
☒ Main administrative office of the local, county or State government
☐ Public library ☐ PHA website ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA ☐ PHA development management offices
☐ Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2004
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously

If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. ☐ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. ☐ Yes ☐ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. ☐ Yes ☐ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval

- | |
|--|
| <input type="checkbox"/> Revitalization Plan approved |
| <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway |

3. ☐ Yes ☐ No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. ☐ Yes ☐ No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. ☐ Yes ☐ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. X Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

Legal Authority: Northeast Nebraska Joint Housing Authority (NNJHA) was created in 1988, pursuant to Section 71-1528 R.R. S., Nebraska 1943, to offer rental assistance to those lower income people in the area of the NNJHA.

NNJHA services the member Counties of Dakota, Dixon, and Wayne and the Cities and Villages of Allen, Concord, Emerson, Homer, Martinsburg, Ponca, Wakefield, and Wayne.

Size of Program: The NNJHA Board administers a total of 73 Tenant Based Housing Choice Vouchers. The NNJHA Board prefers to keep the size of the Homeownership Program open in order to allow clients the choice of available housing. Any limitation to the program will be based on HUD and NNJHA approved participation requirements.

Pricing the Homes: The purchase price for a home must be appropriate for the income of the homeowner. A review of income will determine whether the monthly mortgage or loan payment is affordable after considering other family expenses.

Financing: The families eligible for the homeownership program must secure their own financing. The client will apply for a mortgage through a lending institution. [If purchase of the home is financed (in whole or in part) without FHA insured mortgage financing, NNJHA must require that the underwriting procedures used by the lender comply with the basic mortgage insurance credit underwriting requirements of FHA-insured single family mortgage loans.]

NNJHA will not allow a balloon payment because most families will not be able to afford that kind of a payment.

A variable interest rate mortgage is allowable on a case-by case review. Due to the instability of variable interest rates, a fixed interest rate will be the more desirable.

Homeownership housing assistance will be paid directly to the mortgage holder. The assistance is figured by using a modified voucher program payment standard approach. The Homeownership Assistance payment will equal the lower of (1) the payment standard minus the total tenant payment or (2) the monthly homeownership expenses minus the total tenant payment. The family is responsible for the monthly homeownership expenses not reimbursed by the housing assistance payment. (The total tenant payment is the higher of: the minimum rent, 10 percent of the monthly income, or 30 percent of monthly adjusted income, or the welfare rent) The HA will utilize the utility allowance schedule and payment standard schedule applicable to the Section 8 Voucher Rental Program.

The HA must reexamine families income and composition each year and make adjustments to the amount of monthly homeownership assistance.

Homeownership assistance will only be paid for a maximum of ten years on a fifteen-year loan. Exceptions to this rule pertain to Elderly and Disabled Families since they are exempt from subsidy time limits.

[If the head of household and/or spouse has previously defaulted on a mortgage obtained through the homeownership option, they are barred from receiving future Section 8 Homeownership assistance.]

a. Size of Program

☐ Yes ☒ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

X Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria:

Participation Selection Criteria: In order to qualify for assistance under the homeownership option, a family must meet the NNJHA Section 8 Tenant Based Choice Voucher Program guidelines and additional special requirements for Homeownership Program assistance. Homeownership requirements are as follows:

A. Minimum Income Levels

1. Applicants are required to meet Section 8 income guidelines.

2. Applicants must demonstrate that gross monthly income is at least two times the voucher "payment standard."

B. Family Employment

1. The head of the house or the spouse must demonstrate they are currently employed on a full time basis, and have been continuously so employed over the last year before commencement of the homeownership program.
2. Elderly and Disabled Families are exempt from this requirement according to (S 982.627)
3. If a family other than an Elderly or Disabled family includes a person with a disability, NNJHA must grant exemption from the employment requirement according to HUD rules.
4. Homeownership option: Pilot program for homeownership assistance for disabled families, (982.642), families requirements, (982.627)

C. First Time Home Buyer

Homeownership option: A family of which no member owned or has any present ownership interest in a principal residence of any family member during the three years before commencement of homeownership assistance for the family. "Present ownership Interest" in a residence does not include the right to purchase title to the residence under lease-purchase agreement.

D. Homeownership Counseling

1. Section 8(y) provides that, for a family to receive assistance through the homeownership program they must attend homeownership and housing counseling. The pre-assistance counseling program, will cover the following items:
 - a) Home maintenance.
 - b) Budgeting and money management.
 - c) Credit counseling.
 - d) How to negotiate the purchase price of a home.
 - e) How to get homeownership financing (including pros and cons of different financing).
 - f) How to find a home (including information about homeownership opportunities, schools, and transportation).
 - g) Advantage of purchasing and how to locate a home in an area that does not have a high concentration of low-income families.

E. Housing Inspections

1. Housing Quality Standards Inspection
 - a) NNJHA will perform a normal HQS inspection on the house to determine the current physical condition and recommend any repairs needed to ensure the house is safe sanitary and decent. The Housing Authority is not required to do an annual HQS inspection.
2. Independent Professional Home Inspection.
 - a) The independent professional home inspection rule is a statutory requirement that is consistent with private real estate practice.
 - b) The independent professional inspection is conducted by a private market home inspector (not HA staff) that is experienced and qualified to conduct pre-purchase inspection.

- c) The purpose of the independent inspection is to determine the home's deficiencies and complete an assessment of the adequacy and life span of the building systems, appliances and other housing components.
- d) The family is responsible for the cost of the inspection.
- e) A copy of the inspection report will be provided to NNJHA.
- f) The HA will utilize the inspection to determine if repairs are need before purchase of the property.

F. Contract of Sale

1. Before homeownership assistance begins, a member or members of the family must enter into a contract of sale with the seller. NNJHA will receive a copy of the contract. The contract will cover the following items:
 - a) The price and other terms of the sale by the seller to the purchaser.
 - b) That the purchaser will arrange for pre-purchase inspection of the dwelling by an independent professional inspector.
 - c) That the purchaser is not obligated to purchase the home unless inspection is satisfactory to the purchaser.
 - d) That the purchaser is not obligated to pay for any necessary repairs.

Resale Restrictions:

1. Occupancy of the Home
 - a) Homeownership assistance payment will only be paid as long as the family resides in the home.
 - b) Once the homeowner moves out, NNJHA will discontinue making payments and if the homeowner moves out without informing the HA, the family or the lender must pay back NNJHA for the month when the family moved.
2. Family Obligation
 - a) For a family to continue receiving homeownership assistance they must comply with the following obligations:
 - 1) Ongoing Counseling To the extent required by NNJHA, the family must attend and complete ongoing homeownership counseling.
 - 2) Compliance of Mortgage The family must comply with the terms of any mortgage securing debt incurred to purchase the home, and any refinancing of such debt.
 - 3) Prohibition against conveyance or transfer of home As long as the family is receiving homeownership assistance, use and occupancy of the home is subject to [S982.551 (h) and (i)]. The family may not sell, convey or transfer any interest in the home to any entity or persons other than a member of the assisted family residing in the home.
 - (a) In the case of assistance for a homeowner, the family may grant a mortgage on the home for debt incurred to finance purchase of the home or any refinancing of such debt.
 - (b) Upon death of a family member who hold, in whole or in part, title to the home or ownership of cooperative membership shares for the home, homeownership assistance may continue pending settlement of the decedent's

estate, notwithstanding transfer of the title by operation of law to the decedent's executor or legal representative, so long as the home is solely occupied by remaining family members in accordance with [S982.551]

4) Supply required information the family must supply NNJHA in accordance with [982.551].

- a) Any mortgage or other debt incurred to purchase the home, and any refinancing of such debt, including any information about the family defaulting on the property, and any satisfaction or payment of mortgage debt.
- b) Any transfer or sale of the property
- c) The family's homeownership expenses
- d) The family must notify NNJHA before they move out
- e) The family must notify NNJHA if they are in default of the mortgage.
- f) The family must notify NNJHA of any new family members. They must get approval from NNJHA to bring in new family occupant (other than new infants, foster children, adopted etc).
- g) The family must notify NNJHA if a family member moves out of the home.
- h) Members of the family may engage in legal profit making activities in the unit, but only if such activities are incidental to primary use of the unit.
- i) The family must provide NNJHA with any information or certification to verify the family is occupying the unit.
- j) The family members must not commit fraud, bribery or other corrupt or criminal acts in connection with the program. Crimes by family members include: drug related crimes, or violent criminal activity.
- k) The family may not receive assistance from the homeownership program while receiving assistance through another housing subsidy, for the same unit or for a different unit, under any duplicative federal, state or local housing assistance program.

5) Statement of homeowner obligation before commencement of homeownership assistance, the family must execute a statement of family obligation in the form prescribed by HUD. In the statement, the family agrees to comply with all family obligations under the homeownership assistance option.

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- X Establishing a minimum homeowner down-payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- X Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- X Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- X Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

☐ Yes ☒ No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - ☐ low utilization rate for vouchers due to lack of suitable rental units
 - ☐ access to neighborhoods outside of high poverty areas
 - ☐ other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) State of Nebraska Department of Economic Development.
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - X The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
 - X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - ☐ Other: (list below)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The State of Nebraska 2003 Proposed Annual Action Plan and 1995-2000 Consolidation Plan advocate the following strategies;

- 1) Promote an adequate supply of quality affordable appropriate housing for LMI individuals, families and homeowners, including persons with special needs.
- 2) Overcome barriers to homeownership for LMI families and individuals, including persons with special housing needs.
- 3) Promote an adequate supply of quality affordable, appropriate rental housing as a choice when homeownership is not feasible option for LMI individuals, families, including persons with special needs.
- 4) Support and facilitate an active and effective regional continuum of care planning and delivery system focusing on a comprehensive approach to housing and service delivery to the people who are homeless and near homeless.
- 5) Identify and address the barriers of homeownership, rental housing, support services, and shelter due to violation of fair housing practices.
- 6) Identify and address a strategy for reduction of lead based paint hazards in rural areas

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & on Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
✓	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
✓	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
✓	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
✓	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
✓	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in	Annual Plan: Eligibility,

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
✓	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
✓	Any policies governing any Section 8 special housing types X Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
✓	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
✓	Policies governing any Section 8 Homeownership program (Section 24 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
✓	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
✓	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
✓	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

[illegible]

[illegible]

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Total CFP Estimated Cost		\$			\$